

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use Only

Date Received: 9/21/05
Date Accepted: _____
Planning District: _____
Special Area: _____

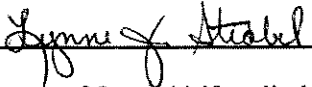
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Lynne J. Strobel for JCE, Inc. Daytime Phone: 703-528-4700

Address: 2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia 22201

Nominator E-mail Address: lstrobel@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☒ Lee ☐ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 10

Total aggregate size of all nominated parcels (in acres and square feet): 447,497sq. ft. 10.28acres

Is the nomination a Neighborhood Consolidation Proposal: ☒ Yes ☐ No

See Attachment #1

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

See Attachment 2

Current Plan Map Designation: Residential at 1-2 du/ac

Proposed Comprehensive Plan Designation: Residential at 3-4 du/ac, with an option for 5-8 du/ac subject to logical parcel consolidation and appropriate buffering.

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	32-41
4 - 5 du/ac	
5 - 8 du/ac	50-82
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

See Attachment #3

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

See Attachment #4

- ☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☒ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

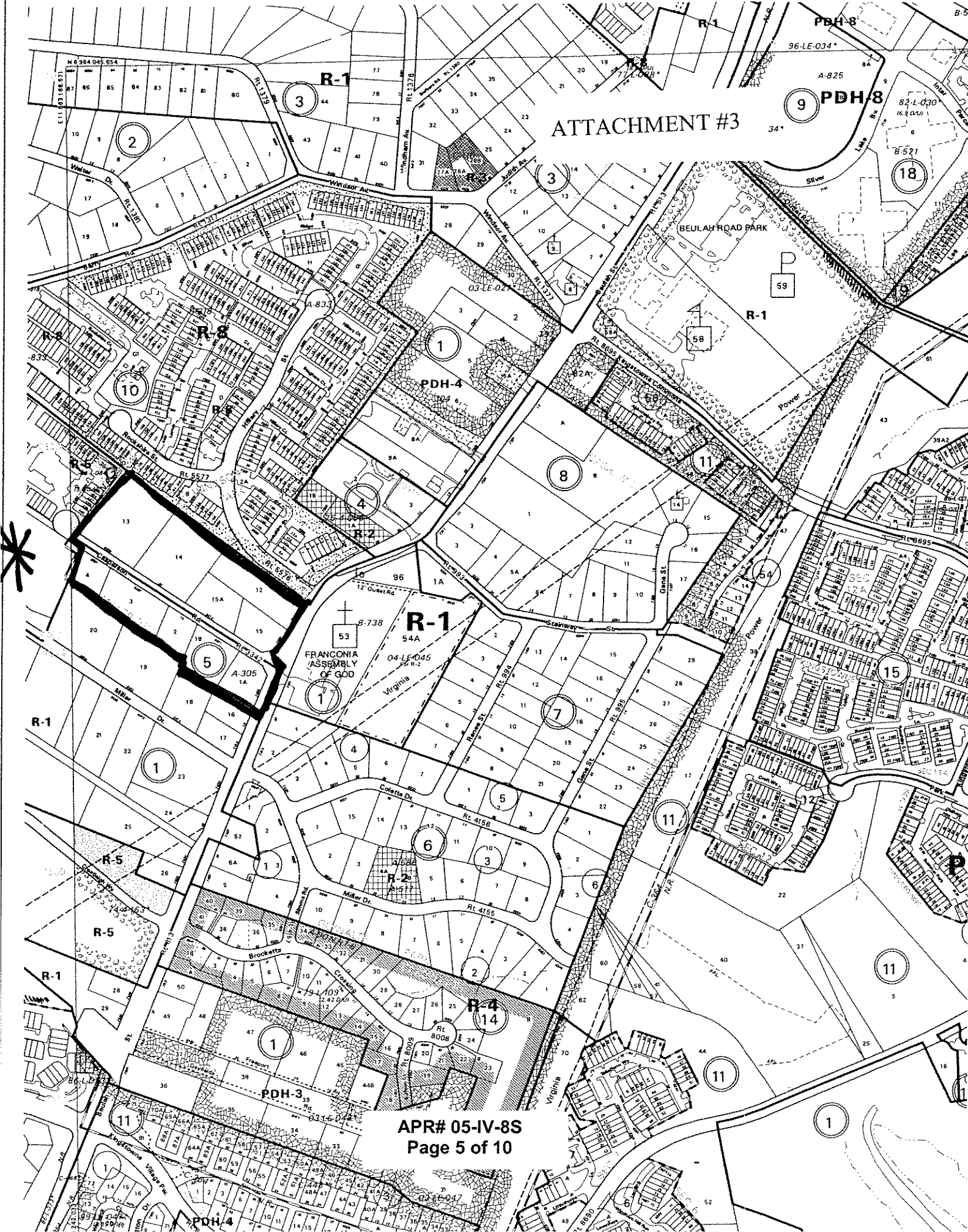
APR# 05-IV-8S
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Attachment 1
Property Owner Petitions

Comprehensive Plan Amendment Nomination Owner Listing

Tax Map #	Parcel Address	Owner	Owner Address	Acreage	Certified #
✓ 91-3 ((5)) 1A	7400 Beulah Street	Marianna Nicholas	7209 Wesley Road Springfield, VA 22150	0.718	7004 2510 0006 9901 4150
✓ 91-3 ((5)) 1B	6411 Casperson Road	Thomas A. Smith	6411 Casperson Road Alexandria, VA 22315	0.856	7004 2510 0006 9901 4143
✓ 91-3 ((5)) 2	6419 Casperson Road	William F Stallard Yvonne C. Stallard	1505 Clover Drive Fredericksburg, VA 22407	0.500	7004 2510 0006 9901 4136
✓ 91-3 ((5)) 3	6427 Casperson Road	Same	1505 Clover Drive Fredericksburg, VA 22407	1.024	same
✓ 91-3 ((5)) 4	6501 Casperson Road	Kenton K. Pham, Tr. Theresa T. Pham, Tr.	6501 Casperson Road Alexandria, VA 22315	0.500	7004 2510 0006 9901 4129
91-3 ((1)) 12	7344 Beulah Street	William T. Dinsmore	7344 Beulah Street Alexandria, VA 22315	1.353	7004 2510 0006 9901 4112
✓ 91-3 ((1)) 13	6434 Casperson Road	Maury C. Church, Jr. Adrienne B. Church	6434 Casperson Road Alexandria, VA 22315	2.000	7004 2510 0006 9901 4105
✓ 91-3 ((1)) 14	6424 Casperson Road	Robert Lord	6424 Casperson Road Alexandria, VA 22315	1.915	7004 2510 0006 9901 4099
✓ 91-3 ((1)) 15	7350 Beulah Street	El Alami El Idrissi Fatima Jabrane	7350 Beulah Street Alexandria, VA 22315	0.652	7004 2510 0006 9900 8067
✓ 91-3 ((1)) 15A	6414 Casperson Road	Richard T. Anderson	6414 Casperson Road Alexandria, VA 22315	0.768	7004 2510 0006 9901 4075

ATTACHMENT #3



S6 NEWINGTON COMMUNITY PLANNING SECTOR

CHARACTER

The Newington Community Planning Sector is located west of Telegraph Road and Beulah Street and east of the industrial areas served by Cinder Bed Road and Backlick Road. The sector contains predominantly single family and townhouse residential developments. There is some housing on large lots along Telegraph Road, Accotink Road, and Beulah Street. The Mount Air Historic District is located east of Telegraph Road and Accotink Road between the Fort Belvoir Military Railroad and Newington Road/Snyder Road.

Extensive floodplains run from north to south and the eastern portion of the area contains former gravel-extraction sites. Two Virginia Electric Power Company easements cross this area.

Shirley Highway (I-95), Backlick Road, Newington Road, Telegraph Road, and Beulah Street provide access to the sector. The CSX Railroad also travels through the area, with a military railroad spur to Fort Belvoir.

Mount Air, a Greek Revival house built about 1830 with an 1859 addition, is located in this sector. The structure shows the evolution of a residence that has been altered to meet the needs of its occupants over 100 years. The Mount Air Historic District protects the early nineteenth century structures and its landscaped environs by stressing the importance of careful site planning for all new construction.

This sector has produced numerous significant and potentially significant heritage resources. Most of the Long Branch and Accotink Creek floodplains and adjacent uplands are possible locations for prehistoric and early historic period resources.

CONCEPT FOR FUTURE DEVELOPMENT

The Newington Community Planning Sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

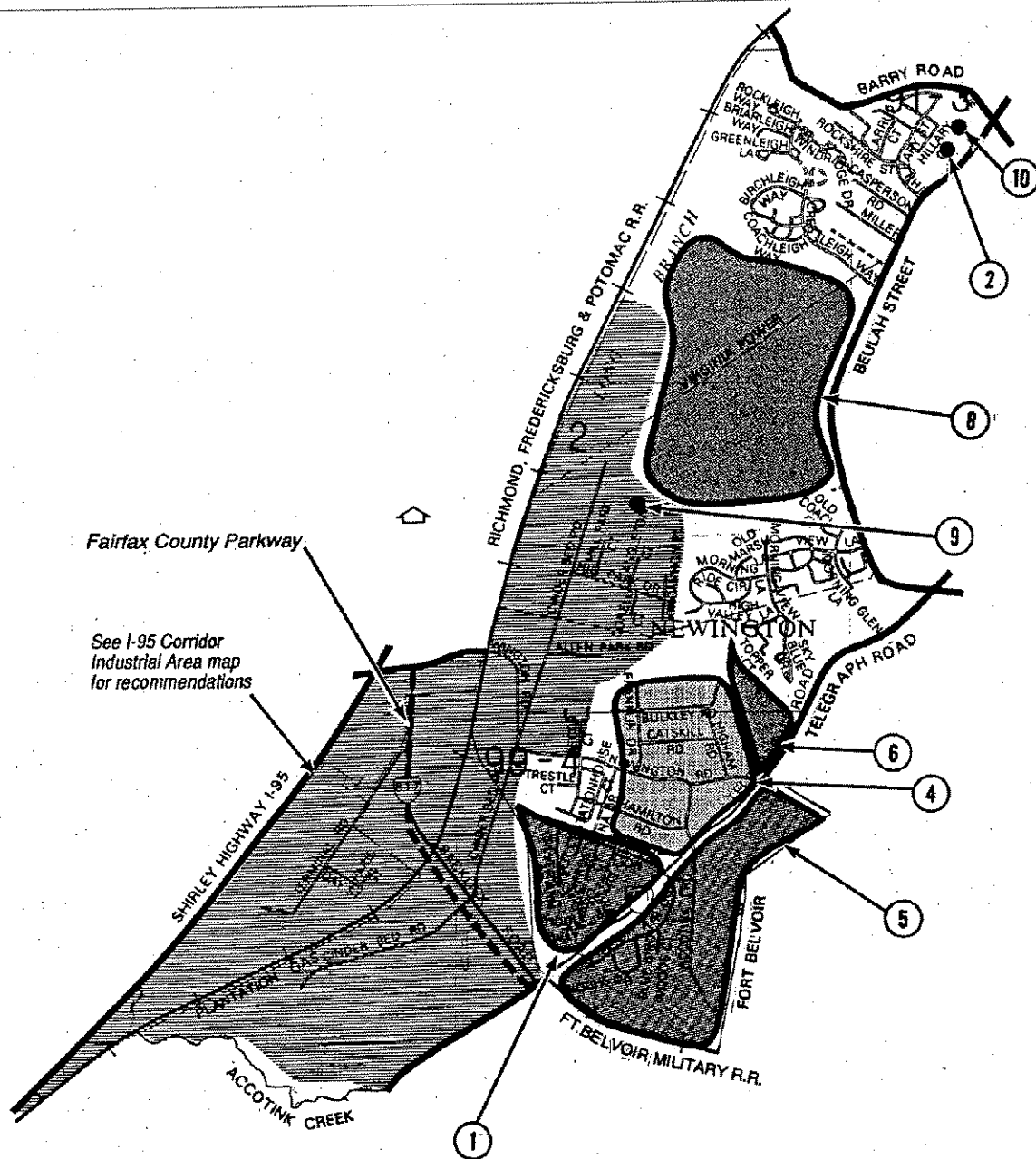
RECOMMENDATIONS

Land Use

The Newington Community Planning Sector is largely developed as stable residential neighborhoods. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 31 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.



LAND USE RECOMMENDATIONS
GENERAL LOCATOR MAP

FIGURE 31

Attachment #4
Justification for Plan Amendment Nomination
by Lynne J. Strobel on Behalf of JCE, Inc.

As agent for JCE, Inc. (the "Nominator"), I hereby propose a nomination for a Comprehensive Plan Amendment ("Plan Amendment") on property identified among the Fairfax County Tax Map records as 91-3 ((5)) 1A, 1B, 2, 3, 4 and 91-3 ((1)) 12, 13, 14, 15 and 15A (the "Subject Property"). The Subject Property is located on the west side of Beulah Street south of its intersection with Hillary Street. The Subject Property consists of ten (10) parcels that total approximately 10.30 acres and is zoned R-1. The Subject Property is currently improved with single-family detached homes. This Plan Amendment is proposed to permit redevelopment of the Subject Property at three (3) to four (4) dwelling units per acre ("du/ac"), with an option for five (5) to eight (8) du/ac, subject to requirements of logical parcel consolidation and appropriate buffering.

The Fairfax County Comprehensive Plan (the "Plan") includes the Subject Property within the Newington Community Planning Sector of the Springfield Planning District (Area IV). The Plan map indicates that the Subject Property is planned for residential development at a range of one (1) to two (2) du/ac. There is no specific Plan text applicable to the Subject Property, although the Plan generally states that infill development should be of a compatible use, type and intensity in accordance with the Policy Plan.

The area surrounding the Subject Property is largely characterized by more intensive residential uses. Specifically, communities on the west side of Beulah Street in the vicinity of the Subject Property are developed with single-family attached dwellings and the following zoning classifications: PDH-4, R-5 and R-8. The Plan recommendations for these communities is consistent with their more intensive zoning designations. The residences immediately to the south of the Subject Property, as well as those immediately located on the east side of Beulah Street, are zoned R-1 and planned at 1-2 du/ac.

The Plan Amendment will better implement the goals and objectives of the adopted Plan. The existing designation of the Subject Property is believed to be an oversight or land use related inequity, and should be amended to allow higher density residential development consistent with the predominant land use pattern on the west side of Beulah Street near the Subject Property. Although the Subject Property is planned for 1-2 du/ac, it is proximate to residential communities planned and zoned up to 8 du/ac. A Plan Amendment is appropriate under these circumstances because the Subject Property is not planned consistently with the majority of existing development in the surrounding area. This lack of uniformity, as between the Subject Property and those similarly situated, creates inequities that are contrary to sound land use planning. It is submitted that the nomination will implement a more appropriate planning vision in the Newington Community Planning Sector.

In conclusion, I hereby nominate the Subject Property for a Plan Amendment to recommend an increase in residential density up to 3-4 du/ac, with an option for 5-8 du/ac subject to logical parcel consolidation and appropriate buffering. This designation will effectively address the policies of the Plan and will be more compatible with the size, use and intensity of the surrounding residential development in the area. The proposed density is recommended as it will result in a Plan recommendation that is in harmony and consistent with the surrounding area.

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